
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Cleveland Park Historic District	<input checked="" type="checkbox"/> Agenda
Address:	2939 Macomb Street NW	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	April 28, 2016	<input checked="" type="checkbox"/> Alteration
Case Number:	16-314	<input type="checkbox"/> New Construction
Staff Reviewer:	Frances McMillen	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Gina Hough, with drawings prepared by Peter Grina, seeks conceptual design review for adding three dormer windows to 2939 Macomb Street NW in the Cleveland Park Historic District.

Property Description

Designed by architect Albert E. Landvoigt for real estate developer Harry Kite, 2939 Macomb Street was constructed in 1911. The one-story bungalow is wood shingle clad house with a hipped roof. Prominent skylights are located on the west side and rear of the house.

Proposal

The proposal calls for adding three hipped dormer windows to the sides and rear of the house. Fenestration would consist of double-hung sash windows on the east elevation and casements for the rear and west dormers. The dormers would be clad in wood shingles to match the house. The prominent skylight on the west side of the house will be removed. The asphalt shingle roof would be replaced in-kind.

Evaluation

The proposed dormers are compatible with the house in terms of design, size, fenestration and materials. Hipped roof dormer windows are commonly found on bungalows, so the proposal is not out of keeping with the building style. The subject property is a modest size and the applicant has worked with staff on the appropriate size and placement of the dormers so they are proportionate to house. They are located below the ridge line and have been pulled back 2' from the eaves since initially submitted, allowing the character and more of the roof structure to be preserved.

While either casement or double hung windows could be a compatible option, a single window type should be selected and used consistently on all three dormers.

Recommendation

The HPO recommends that the Board find the concept compatible with the subject property and the historic district and delegate final approval to staff with the condition the applicant work with staff on the selection of the windows, roof material, and siding.